

**CITY OF LAKE GENEVA  
626 GENEVA STREET  
LAKE GENEVA, WI**

**PLAN COMMISSION MEETING  
MONDAY SEPTEMBER 21, 2020 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

**THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. IN-PERSON ATTENDANCE WILL BE LIMITED TO NO MORE THAN 13 PEOPLE, ON A FIRST COME FIRST SERVED BASIS. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:**

1. Livestream at the City of Lake Geneva Vimeo Channel found here [www.vimeo.com/lakegeneva](http://www.vimeo.com/lakegeneva)
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)  
**Access Code: 9746153**
4. You can provide public comment on agenda items by emailing your comments to the City Clerk at [cityclerk@cityoflakegeneva.com](mailto:cityclerk@cityoflakegeneva.com) or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the City Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.
5. REGISTER BUT DO NOT SPEAK: You can register your support or opposition to an agenda item without speaking by emailing the Building and Zoning Clerk at [bzclerk@cityoflakegeneva.com](mailto:bzclerk@cityoflakegeneva.com) by 5:00 PM on the date of the meeting. Support or opposition to an agenda item will be read during the public hearing.
6. REGISTER AND SPEAK: If you wish to speak at the virtual meeting on an agenda item, you must register by sending an email to [bzclerk@cityoflakegeneva.com](mailto:bzclerk@cityoflakegeneva.com) and providing the agenda item you wish to speak on, your name and telephone number where you can be reached during the meeting. You will be contacted by phone to provide your comments when the public hearing on the agenda item you wish to speak on is heard.

**If you are disabled and need assistance, please call (262) 248-3673 before this meeting to make arrangements for reasonable accommodation.**

**CITY HALL WILL NOT BE OPEN TO THE PUBLIC DURING THE MEETING. YOU CAN OBSERVE OR LISTEN TO THE MEETING VIA THE ABOVE LISTED COMMUNICATIONS.**

## **Agenda**

1. Meeting called to order by Charlene Klein.

2. Roll Call.
3. Approve Minutes of the August 17, 2020 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
  - a. Application by Roberta & Daniel Robers, 417 Stonewall Ct., Burlington, WI 53105, request to install an on building blade sign on the front of the building located at 707 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZA276000001.
7. Public Hearing and Recommendation of a Conditional Use Permit filed by Cory Englebert, d.b.a. EPTC LLC., 1500 Avenue of Champions, for the request to allow Indoor Commercial Entertainment land use for a Sports Performance Training Facility located at 801 Geneva Pkwy within the Planned Business Park (PBP) zoning district, Tax Key No. ZLGBP00003.
8. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) filed by McMurr II, LLC., 351 W. Hubbard, Suite 610, Chicago IL, 60654, for a request to complete phase III of the Summerhaven subdivision to include the Planned Development (PD) zoning district the construction of 23 Single Family Homes, Tax Key No. ZSUM00002.
9. Public Hearing and Recommendation of a General Development Plan filed by Thomas Keefe d.b.a. Northern Waters LLC., 751 Geneva Pkwy, for the request to allow a Bed and Breakfast Land Use in the Neighborhood Business (NB) zoning district, located at 816 Wisconsin St., Tax Key No. ZOP00164.
10. Applications and process for Amendments to the Comprehensive Plan:
  - a. Letitia Bennett Erdman d.b.a. FYF LLC, N3102 Grandview Dr., Lake Geneva, with a request to change the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr., Tax Key No. ZOP00363.
  - b. Bethany Souza, 997 S. Lake Shore Dr. / Christine Quinn, 435 Maxwell St., with a request to change the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.
11. Plan Commission discussion / recommends adoption of the Public Participation Plan.
12. Plan Commission discussion / recommends setting joint Public Hearing by Council and Plan Commission.

13. Discussion & recommendation amending zoning section 98-905 Conditional Use Review and Approval with regards to Act 67, information and explanation provided by Dan Draper & Mike Slavney.
  - a. Review the proposal provided by Vandewalle & Associates to amend 98-905 to comply with Act 67.
14. Future agenda items suggested by Plan Commission members.
15. Adjournment.

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**

*Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate*

*Accommodations.*

*Posted 9/16/2020*